

RETAIL FOR LEASE

3,550 SQUARE FEET AVAILABLE FOR LEASE ON BUSY GRANT RD AND CYPRESS ROSEHILL.

17938 Grant Road, Cypress, TX 77429



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	2,000 - 3,550 SF
LEASE RATE:	\$1.85 SF/month (NNN)
LOT SIZE:	1.78 Acres
BUILDING SIZE:	8,586 SF
MARKET:	Northwest

PROPERTY OVERVIEW

Lease space is located at the corner of Grant Road and Cypress Rosehill - Part of C-Store
Approximate 3,550 square feet available for lease on busy Grant Rd and Cypress Rosehill.
Owner will subdivide

PROPERTY HIGHLIGHTS

- Busy Grant Rd and Cypress Rosehill.
- Owner will subdivide
- Mixed-Use

KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

3,550 SQUARE FEET AVAILABLE FOR LEASE ON BUSY GRANT RD AND CYPRESS ROSEHILL.

17938 Grant Road, Cypress, TX 77429



KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

3,550 SQUARE FEET AVAILABLE FOR LEASE ON BUSY GRANT RD AND CYPRESS ROSEHILL.

17938 Grant Road, Cypress, TX 77429



KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

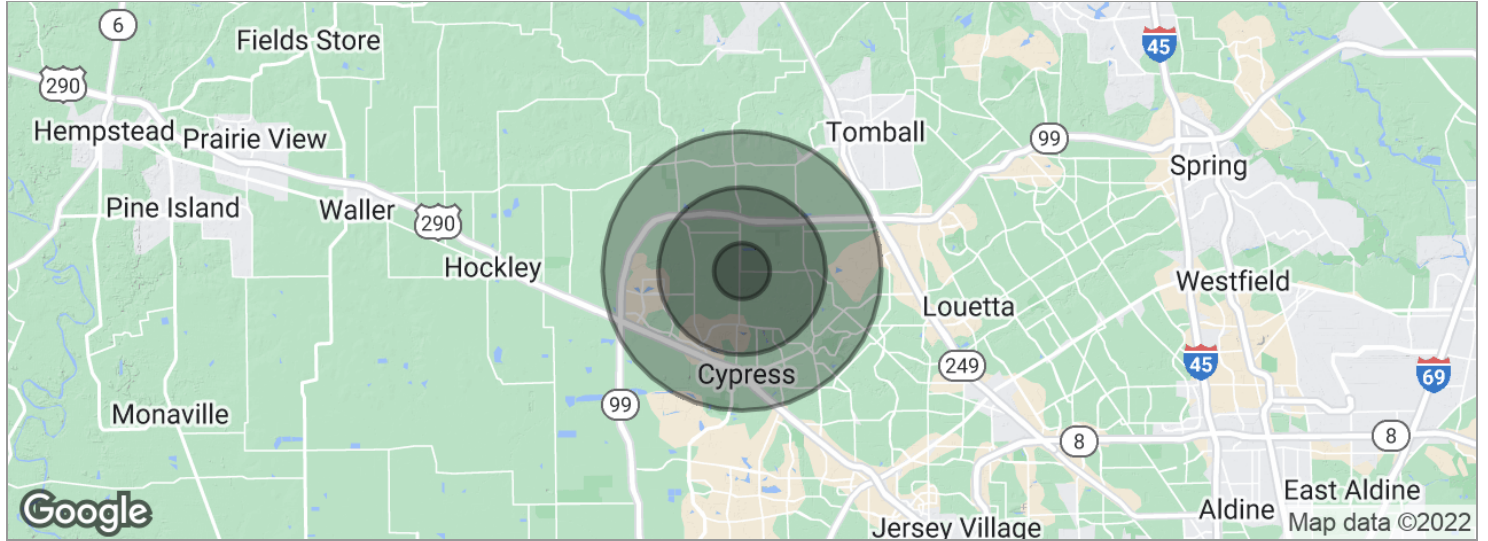
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

3,550 SQUARE FEET AVAILABLE FOR LEASE ON BUSY GRANT RD AND CYPRESS ROSEHILL.

17938 Grant Road, Cypress, TX 77429



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,586	29,538	74,289
Median age	32.5	32.1	33.7
Median age (male)	32.5	31.7	33.2
Median age (Female)	32.4	32.3	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	797	9,121	23,249
# of persons per HH	3.2	3.2	3.2
Average HH income	\$114,594	\$112,636	\$118,757
Average house value	\$265,798	\$265,239	\$243,774

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com